



## RPA PROJECT MANAGEMENT

### Project Status Report

Department of Intellectual & Developmental Disabilities

#### Arlington Development Center

<b>Project:</b> <b>Facilities Services Building Reroof</b> Arlington Development Center Arlington, TN 344/017-01-2010		<b>Project Work Type:</b> Re-roof	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$400,000.00
		<b>Current Work Phase:</b> Construction Document Phas	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$352,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b>	<b>Designer:</b> Urbanarch Associates, PC	<b>Contractor:</b>	

#### Project Health:

**Budget:** G

**Schedule:** G 9/16/10: Design Contract in signature process.  
11/12/10: Project Kick-off meeting scheduled for 11/23/10.  
2/24/11: CDP due mid-March 2011.

**Issues:** G

<b>Project:</b> <b>Emergency Repairs-Phase 2</b> Arlington Development Center Arlington, TN 344/017-02-2008		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$1,560,000.00
		<b>Current Work Phase:</b> Substantially Complete	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$1,375,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Loggins, B.	<b>Designer:</b> Self-Tucker Architects, Inc.	<b>Contractor:</b> C & M Builders	

#### Project Health:

**Budget:** G

**Schedule:** G 3/9/11: Substantial Completion date 12/17/10.

**Issues:** G

#### Clover Bottom Development Center

<b>Project:</b> <b>Essential Maintenance / Roof Repairs</b> Clover Bottom Development Center Nashville, TN 344/003-01-2009		<b>Project Work Type:</b> Maintenance	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$2,000,000.00
		<b>Current Work Phase:</b> Construction	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$1,595,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Patteson, G.	<b>Designer:</b> Street Dixon Rick Architecture	<b>Contractor:</b> Kerry G. Campbell, Inc.	

#### Project Health:

**Budget:** G

**Schedule:** G 3/1/11: Construction NTP issued for 11/29/10. Required Substantial Completion 6/17/11..

**Issues:** G 2/24/11: Weather may delay construction.

<b>Project:</b> <b>Essential Maintenance-Roof Repairs-Phase II</b> Clover Bottom Development Center Nashville, TN 344/003-01-2009-01		<b>Project Work Type:</b> Maintenance	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$801,495.00
		<b>Current Work Phase:</b> Schematic Design Phase	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$715,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Patteson, G.	<b>Designer:</b> Street Dixon Rick Architecture	<b>Contractor:</b>	

**Project Health:**  
 Budget: ☒ G  
 Schedule: ☒ G  
 Issues: ☒ G

<b>Project:</b> <b>ICF/MR Homes-Package 8</b> Clover Bottom Development Center Nashville, TN 346/000-05-2005-15		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$0.00
		<b>Current Work Phase:</b> Design Development Phase	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$0.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Patteson, G.	<b>Designer:</b>	<b>Contractor:</b>	


**Project Health:**  
 Budget: ☐  
 Schedule: ☐  
 Issues: ☐

<b>Project:</b> <b>Demolish Roberts Hall &amp; Old WAC Building</b> Clover Bottom Development Center Nashville, TN Budgeted - FY 10/11		<b>Project Work Type:</b> Demolition	<b>Delivery Method:</b>	<b>Project Budget:</b> \$250,000.00
		<b>Current Work Phase:</b> Awaiting Funding Approval	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$0.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b>	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**  
 Budget: ☒ G  
 Schedule: ☒ G  
 Issues: ☒ G

<b>Project:</b> <b>Window Replacement for Nine Cottages</b> Greene Valley Development Center Greeneville, TN 344/007-01-2010		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$500,000.00
		<b>Current Work Phase:</b> Construction Document Phas	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$440,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b>	<b>Designer:</b> Honeycutt Architecture	<b>Contractor:</b>	


**Project Health:****Budget:** 

**Schedule:**  10/15/10: Designer Contract executed 10/11/10.  
11/12/10: Project Kick-off meeting scheduled for 11/17/10.  
2/24/11: DDP due 3/2/11.

**Issues:** 

<b>Project:</b> <b>Chiller Replacement for Administration Building</b> Greene Valley Development Center Greeneville, TN 344/007-02-2010		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$500,000.00
		<b>Current Work Phase:</b> Schematic Design Phase	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$440,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b>	<b>Designer:</b> I.C. Thomasson Associates, I	<b>Contractor:</b>	


**Project Health:****Budget:** 

**Schedule:**  11/10/10: Design Contract executed 11/3/10.  
11/12/10: Project Kick-off meeting scheduled for 11/17/10.  
2/24/11: CDP due early April 2011.

**Issues:** 

<b>Project:</b> <b>Essential Maintenance</b> Greene Valley Development Center Greeneville, TN 344/007-03-2010		<b>Project Work Type:</b> Maintenance	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$800,000.00
		<b>Current Work Phase:</b> SBC Approved Design Contract Executed	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$715,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b>	<b>Designer:</b> Engineering Services Group, I	<b>Contractor:</b>	

**Project Health:****Budget:** 

**Schedule:**  2/24/11: Project Kick-off Meeting scheduled for mid-March 2011.

**Issues:** 

<b>Project:</b> <b>Four-Person Housing/THDA</b> Statewide Multiple, TN 344/000-05-2005		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Grant	<b>Project Budget:</b> \$5,520,000.00
		<b>Current Work Phase:</b> Construction	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$0.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Loggins, B.	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**Budget: GSchedule: GIssues: G Pilot Program for up to 12 units to be built in Shelby Co. Funds provided by Bond Bill.

<b>Project:</b> <b>Demolition of Structures 803,805,807 Saunders</b> Statewide Nashville, TN 346/000-001		<b>Project Work Type:</b> Demolition	<b>Delivery Method:</b> Direct Order Contract	<b>Project Budget:</b> \$34,032.00
		<b>Current Work Phase:</b> In Construction	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$0.00
<b>Project Manager:</b>	<b>Construction Admin:</b> Shelton, T.	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**Budget: GSchedule: G 1/26/11: Notice to Proceed issued 1/24/11. Required Substantial Completion date is 3/23/11.Issues: G

<b>Project:</b> <b>ICF/MR Homes-Package 2</b> Statewide Multiple, TN 346/000-05-2005-02		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$4,809,000.00
		<b>Current Work Phase:</b> Construction TROUBLED	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$4,809,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Edwards, T.	<b>Designer:</b> Clark - Dixon Associates	<b>Contractor:</b> Hickory Construction, Inc.	

**Project Health:**Budget: GSchedule: G 1/26/11: Final pending. Substantial Completion on 7/7/10.Issues: Y Contractor has filed a claim for Extended Time Costs.  
10/15/10: Evaluating need for mediation.  
2/24/11: Mediation pending.

<b>Project:</b> <b>ICF/MR Homes-Package 3</b> Statewide , TN 346/000-05-2005-03		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$3,150,000.00
		<b>Current Work Phase:</b> Construction Closed Awaiting Closeout Submittals	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$3,150,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Loggins, B.	<b>Designer:</b> Clark - Dixon Associates	<b>Contractor:</b> Windham & McDonald Const	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> 3/2/11: Substantial Completion date 6/8/10. Warranty Inspection due June 2011. <b>Issues:</b> <span style="background-color: green; color: white;">G</span>				

<b>Project:</b> <b>ICF/MR Homes-Package 4</b> Statewide Arlington, TN 346/000-05-2005-10		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$5,355,000.00
		<b>Current Work Phase:</b> Construction Closed Awaiting Closeout Submittals	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$5,355,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Loggins, B.	<b>Designer:</b> Clark - Dixon Associates	<b>Contractor:</b> Windham & McDonald Const	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> Substantial Completion date 9/28/10. Final Inspection date 11/12/10. 10/15/10: Owner has taken occupancy. <b>Issues:</b> <span style="background-color: green; color: white;">G</span> 2/24/11: Awaiting closeout documents.				

<b>Project:</b> <b>ICF/MR Homes-Package 5</b> Statewide Arlington, TN 346/000-05-2005-11		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$2,415,000.00
		<b>Current Work Phase:</b> Substantially Complete	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$2,415,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Loggins, B.	<b>Designer:</b> JV Clark Dixon Associates / B	<b>Contractor:</b> Jaycon Development Corpor	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> 11/22/10: Substantial Completion date 10/22/10. <b>Issues:</b> <span style="background-color: green; color: white;">G</span> 2/24/11: Awaiting closeout documents from Designer and Contractor.				

<b>Project:</b> <b>ICF/MR Homes-Package 6</b> Statewide Greeneville, TN 346/000-05-2005-12		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$4,390,921.00
		<b>Current Work Phase:</b> Construction	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$4,672,500.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Edwards, T.	<b>Designer:</b> JV Clark Dixon Associates / M	<b>Contractor:</b> Merit Construction, Inc.	

**Project Health:**

**Budget:** G

**Schedule:** G 1/26/11: Construction NTP date 7/21/10; RSC date 4/16/11.  
2/24/11: Work is approximately 50% complete.

**Issues:** G 2/24/11: Project is approximately 12% behind original schedule. Corrective measures and extended work hours are being performed to recover lost days and complete the project on schedule. The Designer is proposing a 42-day Contract extension, revising the Substantial Completion to 5/28/11.

<b>Project:</b> <b>ICF/MR Homes-Package 7</b> Statewide Greeneville, TN 346/000-05-2005-13		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$5,040,000.00
		<b>Current Work Phase:</b> Construction	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$5,040,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Edwards, T.	<b>Designer:</b> JV Clark Dixon Associates / M	<b>Contractor:</b> Levine & Poor, Inc.	

**Project Health:**

**Budget:** G

**Schedule:** G 1/26/11: Construction NTP date 10/11/10.  
2/24/11: Work is approximately 20% complete.

**Issues:** G 2/24/11: Project is approximately 30% behind schedule. Corrective measures and extended work hours are being performed to recover lost days. Original Substantial Completion date of 7/7/11 may not be achieved, and Designer recommendation soon.